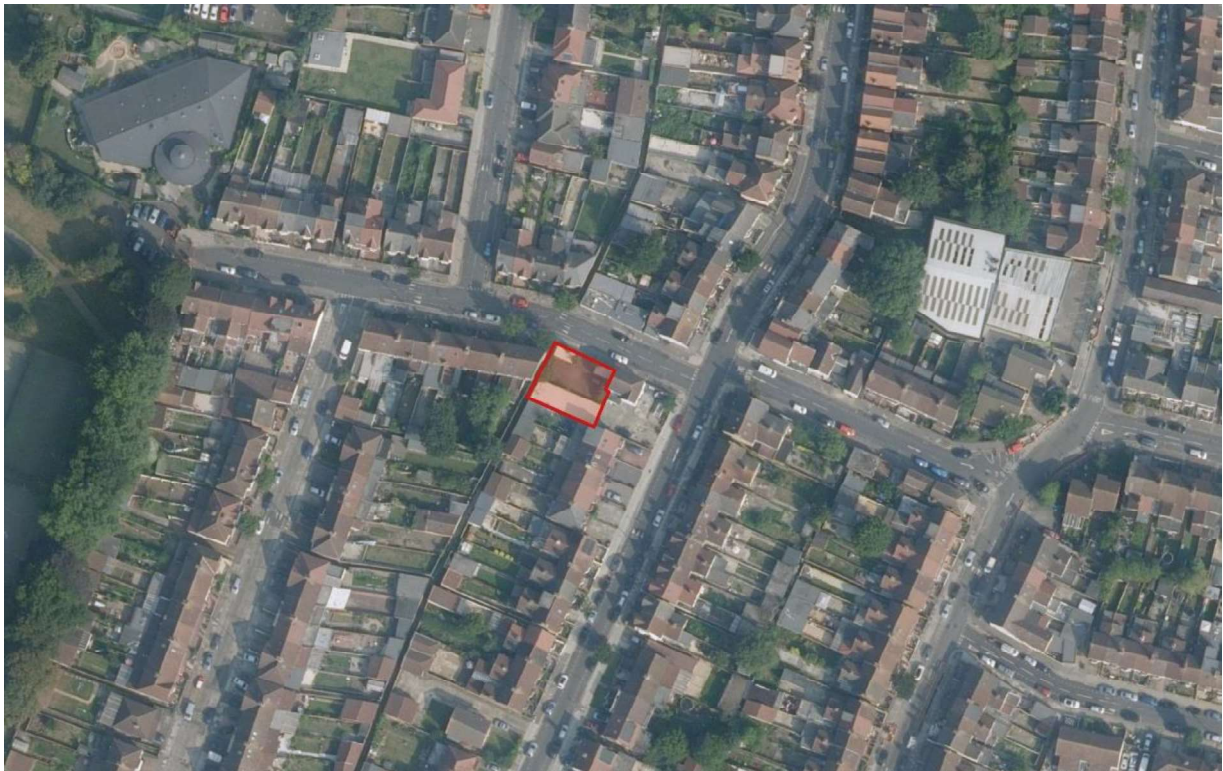


Site Particulars

Site Address: Recreation Road Garages, Southall, UB2 5PE

Site size: 0.028 hectares

Site description: The site is in the Southall Green Ward, southwest of Southall town centre. The immediate site context reflects a historic street pattern and is dominated by urban terraced homes that are mostly two storeys with pitched roofs. The northern boundary of the site fronts onto Recreation Road. The east, west and south edges of the site are bounded by adjacent houses (their flank walls and garden walls).





Title Number: MX459894

Landowner: London Borough of Ealing

GLA Small Sites Programme:

The London Borough of Ealing is piloting the disposal of a small site through the GLA's SSSB portal.

The disposal of this site is intended to:

- Support SME developers in the borough in bringing forward small site development and supporting the local economy
- Build new homes in the borough

Local Planning Statement:

There are no relevant planning records for the site on Ealing Council's online planning register.

The site is currently a hard standing with garages (sui generis). There are no local or regional planning policies which specifically deal with the loss of garages and the site has not been designated for any specific use in planning policy terms. Therefore, their loss will be considered on the merits of the case, and a balanced judgement will be made between the loss of the garages and the impact and public benefits of any new proposal.

The use of small brownfield sites to deliver residential homes is supported, in principle, by London Plan policy H2 and a residential use would be largely consistent with surrounding land uses.

There are no site-specific allocations.

Access to some types of open space (district park area) is deemed insufficient from the site. The impact of this will be determined through the planning process.

Flood Zone 1 (low probability of flooding from rivers or sea).

There is a high risk of flash flooding from surface water. This happens when rainwater cannot drain away through normal drainage systems. Refer to London Plan Policy SI13 on sustainable drainage.

Technical Information

Title plans, technical information, the Local Planning Statement and Heads of Terms can be downloaded from the GLA's Small Sites portal, including:

- Title Plan and Register
- Desktop Utilities searches
- Topographical survey
- Geotechnical & UXO
- Flood Risk assessment & Contamination survey (Environmental Surveys)

- Historical maps
- Asbestos survey
- Party Wall Survey (Stage 1)
- Ecology survey
- Archaeological assessment
- Transport & Highways assessment
- Local Planning Statement

Due diligence was carried out between September 2024 and March 2025.

Legal Information:

The freehold of the site is held by the London Borough of Ealing under title number MX459894. The Title Plan and Register can be viewed on the portal. Purchasers will be expected to rely on their own enquires in relation to title matters.

Method for Sale:

Freehold sale of the site will be by way of informal tender.

Further information can be found in the Heads of Terms provided on the portal.

Considerations:

The freehold sale of the site is contingent on securing a successful planning approval.

As set out in the evaluation criteria and local planning statement, the London Borough of Ealing is expecting bidders to factor in the financial affordable housing contribution in their appraisals. This is in compliance with new Local Plan Policy SSC.



Ealing Council are committed to becoming Carbon Neutral by 2030. Bidders should look at Ealing's Emerging Local Plan climate policies and use the [LETI Climate Emergency Design Guide](#) to inform designs.

Viewings:

The Recreation Road Garages site is gated; therefore, potential bidders are free to view the outer perimeter of the site at this stage.

How to bid:

Technical information and full details on how to bid are provided via the GLA Small Sites Small Builders portal.